

**FLATHEAD COUNTY PLANNING BOARD  
MINUTES OF THE MEETING  
APRIL 13, 2005**

**CALL TO  
ORDER**

A meeting of the Flathead County Planning Board was called to order at 6:00 p.m. Committee members present were Charles Lapp, Kathy Robertson, Don Hines, Kim Fleming, Gene Dziza, Frank DeKort, Tim Calaway and Jeff Larsen. Cal Scott was absent. Johna Morrison, Kirsten Holland and BJ Grieve represented the Flathead County Planning & Zoning Office (FCPZ).

There were approximately 30 people in the audience.

**PUBLIC  
REVIEW  
TEXT AMEND/  
GRAVEL PIT**

Hines reviewed the public hearing process for the public.

A request by Flathead County for a Zoning Text Amendment to the Flathead County Zoning Regulations to change the definitions of AG-40, AG-20, SAG-10 & SAG-5; and to add a supplement to back up these zones to comply with 76-2-209 (2) of the Montana Code annotated.

**MOTION**

Robertson made a motion seconded by Larsen to un-table Staff Report FZTA-05-01.

**ROLL CALL**

On a roll call vote the motion passed unanimously.

**MOTION**

Fleming made a motion seconded by Robertson to table Staff Report FZTA-05-01 until April 20, 2005.

**ROLL CALL**

On a roll call vote the motion passed on a vote of 6-1 with Larsen dissenting.

**SID TEXT  
AMENDMENT**

A request by Flathead County for a Text Amendment to the Flathead County Subdivision Regulations. This regulation would require that all subdivisions file a waiver of right to protest a rural subdivision improvement district for any of the purposes set forth in sections 7-12-2102 and 7-12-4102 of the Montana code annotated.

**STAFF REPORT**

BJ Grieve reviewed Staff Report FSTA-05-01 the Board.

**MOTION**

Fleming made a motion seconded by Robertson to adopt Staff Report FSTA-05-01 as findings of fact and recommend approval to the County Commissioners.

**ROLL CALL**

On a roll call vote the motion failed on a vote of 1-7 with Fleming in favor.

**FACU/GLACIER  
RAFT**

A request by Darwon Stoneman on behalf of STW Properties, LLC (Glacier Raft Company Inc. and Outdoor Center)) for a Major Land Use

Review to construct four (4) guest cabins, a Bed and Breakfast, and a pavilion within the C.A.L.U.R.S (Canyon Area) Zoning District. The property is located at 11957 Highway 2 East, in West Glacier.

**STAFF REPORT** BJ Grieve reviewed Staff Report FCMU-05-01 the Board.

**MOTION** Dziza made a motion seconded by Dekort to adopt Staff Report FCMU-05-01 as findings of fact with the amended conditions and recommend approval to the County Commissioners.

**ROLL CALL** On a roll call vote the motion passed unanimously.

**PRELIMINARY PLAT/ WHITEFISH RIVER RANCH** A request by Bob Lovejoy for Preliminary Plat approval of Whitefish River Ranch Subdivision, a sixteen (16) lot single-family subdivision on approximately 20.878 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located off of Trumble Creek Road.

**STAFF REPORT** Kirsten Holland reviewed Staff Report FPP-05-12 the Board.

**MOTION** Robertson made a motion seconded by Fleming to adopt Staff Report FSTA-05-01 as findings of fact and recommend denial to the County Commissioners.

**ROLL CALL** On a roll call vote the motion passed unanimously.

**ZONE CHANGE/ H & H DEVEL.** A Zone Change Request in the Bigfork Zoning District by H and H Development, LLC, and House Investments, LLC, from RC-1 (Residential Cluster) to R-2 (One-Family Limited Residential). The property is located in Bigfork and contains approximately 13.002 acres.

**STAFF REPORT** BJ Grieve reviewed Staff Report FZC-05-04 the Board.

**MOTION** Fleming made a motion seconded by Robertson to adopt Staff Report FSTA-05-01 as findings of fact and recommend denial to the County Commissioners.

**ROLL CALL** On a roll call vote the motion passed on a vote of 7-1.

**PUD/PONDEROSA HEIGHTS** A request in the Bigfork Zoning District by James E. Moore, for a 10 lot Townhome Planned Unit Development, which will be known as 'North Shore Vista', (formerly known as 'Ponderosa Heights'), on approximately 5.003 acres. All structures in the planned unit development are proposed to have public water and sewer. The property is located Off of Chapman Hill Road in Bigfork.

**STAFF REPORT** BJ Grieve reviewed Staff Report FPUD-05-03 and FPP-05-03a for the Board.

**MOTION** Calaway made a motion seconded by Larsen to adopt Staff Report FPUD-05-03 and FPP-05-03a as findings of fact with amended conditions and recommend approval to the County Commissioners.

**ROLL CALL** On a roll call vote the motion passed unanimously.

**BOARD DISCUSSION** None.

**OLD BUSINESS** None.

**ADJOURNMENT** The meeting was adjourned at approximately 11:00 p.m. on a motion by Scott seconded by Robertson. The next meeting will be held at 6:00 p.m. on April 20, 2005.

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Don Hines, President

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Brooke Sutton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 5/11/05